## ORDINANCE of the CITY OF MINNEAPOLIS

## By Gordon and Goodman

Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances relating to Zoning Code: Residence Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 546.30 of the above-entitled ordinance be amended to read as follows:

## **546.30.** Principal uses for the residence districts.

- (a) *In general.* Table 546-1, Principal Uses in the Residence Districts, lists all permitted and conditional uses in the residence districts.
- (b) *Permitted uses*. Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.
- (c) Conditional uses. Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.
- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.
- (e) Specific development standards. Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

## **Table 546-1 Principal Uses in Residence Districts**

Use	R1	R1A	R2	R2B	R3	R4	R5	R6	Specific Development Standards
RESIDENTIAL USES									
Dwellings									
Single-family dwelling	Р	Р	Р	Р	Р	Р			
Two-family dwelling			Р	Р	Р	Р			

Single or two-family dwelling existing on the effective date of this ordinance or conversion of a building existing on the effective date of this ordinance to a single or two-family dwelling							Р	Р	
Cluster development	С	С	С	С	С	С	С	С	✓
Multiple-family dwelling, three (3) and four (4) units					Р	Р	Р	Р	
Multiple-family dwelling, five (5) units or more					Р	Р	Р	Р	✓
Planned Unit Development					С	С	С	С	✓
Congregate Living		-							
Community residential facility serving six (6) or fewer persons	Р	Р	Р	Р	Р	Р	Р	Р	<b>✓</b>
Community residential facility serving seven (7) to sixteen (16) persons					С	С	С	С	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons						С	С	С	1
Board and care home/ Nursing home/ Assisted living						С	С	С	✓
Emergency shelter serving six (6) or fewer persons	С	С	С	С	С	С	С	С	✓
Emergency shelter serving seven (7) to sixteen (16) persons					С	С	С	С	<b>✓</b>
Emergency shelter serving seventeen (17) to thirty-two (32) persons						С	С	С	<b>✓</b>
Faculty house						С	С	С	✓
Fraternity or sorority						С	С	С	✓
Hospitality residence						С	С	С	✓
Intentional Community	<u>P</u>	<u> </u>							
Residential hospice						С	С	С	✓
Supportive housing						С	С	С	✓
INSTITUTIONAL AND PUBLIC USES									
Educational Facilities									
Early childhood learning center	С	С	С	С	С	С	С	С	✓
Preschool	С	С	С	С	С	С	С	С	✓
School, grades K—12	С	С	С	С	С	С	С	С	✓
Social, Cultural, Charitable and Recreational Facilities									
Athletic field	С	С	С	С	С	С	С	С	✓
Cemetery	С	С	С	С	С	С	С	С	

Community garden	Р	Р	Р	Р	Р	Р	Р	Р	✓
Developmental achievement center	С	С	С	С	С	С	С	С	✓
Golf course	С	С	С	С	С	С	С	С	1
Library, public	С	С	С	С	С	С	С	С	
Park, public	Р	Р	Р	Р	Р	Р	Р	Р	
Religious Institutions									
Place of assembly	Р	Р	Р	Р	Р	Р	Р	Р	
COMMERCIAL USES									
Bed and breakfast home					С	С	С	С	✓
Child care center	Р	Р	Р	Р	Р	Р	Р	Р	✓
Market garden, with a planting area of 10,000 sq. ft. or less	Р	Р	Р	Р	Р	Р	Р	Р	1
Market garden, with a planting area greater than 10,000 sq. ft.	С	С	С	С	С	С	С	С	1
Nursery or greenhouse existing on January 1, 1991	С	С	С	С	С	С	С	С	✓
PARKING FACILITIES									
Parking lot, serving institutional and public uses	С	С	С	С	С	С	С	С	
Parking lot, serving multiple-family dwellings					С	С	С	С	
Parking lot, serving board and care home/ nursing home/ assisted living						С	С	С	
PUBLIC SERVICES AND UTILITIES									
Bus turnaround	С	С	С	С	С	С	С	С	
Communication exchange	С	С	С	С	С	С	С	С	
Electric or gas substation	С	С	С	С	С	С	С	С	
Fire station	С	С	С	С	С	С	С	С	
Passenger transit station	С	С	С	С	С	С	С	С	
Police station	С	С	С	С	С	С	С	С	
Railroad right-of-way	С	С	С	С	С	С	С	С	
Stormwater retention pond	С	С	С	С	С	С	С	С	
Water pumping and filtration facility	С	С	С	С	С	С	С	С	